128.0	0003	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,250,600	/	1,250,600
USE VALUE:	1,250,600	/	1,250,600
ASSESSED:	1,250,600	/	1,250,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGRUE TERESA/TR &
Owner 2:	ZARBA JOSEPH L/TRUSTEE
Owner 3:	WILLIAMS ST REALTY TRUST
Street 1:	7 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZARBA TERESA A/JOSEPH A -
Owner 2:	-
Street 1:	7 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,020 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1966, having primarily Brick Exterior and 5220 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 23 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	11020.000	647,700	2,400	600,500	1,250,600
Total Card	0.253	647,700	2,400	600,500	1,250,600
Total Parcel	0.253	647,700	2,400	600,500	1,250,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 239.58 | /Parcel: 239.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83153
GIS Ref	
GIS Ref	
Insp Date	03/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	615,300	2400	11,020.	600,500	1,218,200	1,218,200	Year End Roll	12/18/2019
2019	111	FV	550,600	2600	11,020.	563,000	1,116,200	1,116,200	Year End Roll	1/3/2019
2018	111	FV	550,600	2600	11,020.	465,400	1,018,600	1,018,600	Year End Roll	12/20/2017
2017	111	FV	517,900	2600	11,020.	427,800	948,300	948,300	Year End Roll	1/3/2017
2016	111	FV	517,900	2600	11,020.	390,300	910,800	910,800	Year End	1/4/2016
2015	111	FV	480,900	2700	11,020.	382,800	866,400	866,400	Year End Roll	12/11/2014
2014	111	FV	480,900	2700	11,020.	355,800	839,400	839,400	Year End Roll	12/16/2013
2013	111	FV	480,900	2700	11,020.	338,500	822,100	822,100		12/13/2012

!10035!

PRINT

Date	Time
12/11/20	00:23:57

LAST REV

Date	Time
12/20/19	10:32:51
danam	

PAT ACCT. 10035

USER DEFINED

Prior Id # 1:	83153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARBA TERESA A/	54840-448		6/17/2010	Convenience	100	No	No		
CARLSON WERNER	50983-597		4/2/2008		850,000	No	No		
	12788-101		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1128	Re-Roof	9,550	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Meas/Inspect	197	PATRIOT
12/31/2008	Measured	372	PATRIOT
3/27/2000	Inspected	263	PATRIOT
11/29/1999	Measured	243	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		11020		Sq. Ft.	Site		0	80.	0.68	9									600,484						600,500	

Total AC/HA: 0.25298 | Total SF/SM: 11020 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: Brackett | Total: 600,484 | Spl Credit | Total: 600,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	6	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.94166660
Const Adj.:	1.00789917
Adj $ / SQ:	132.875
Other Features:	278000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	938755
Depreciation:	291014
Depreciated Total:	647741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	5

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	23	BRs:	6	Baths:	5	HB	

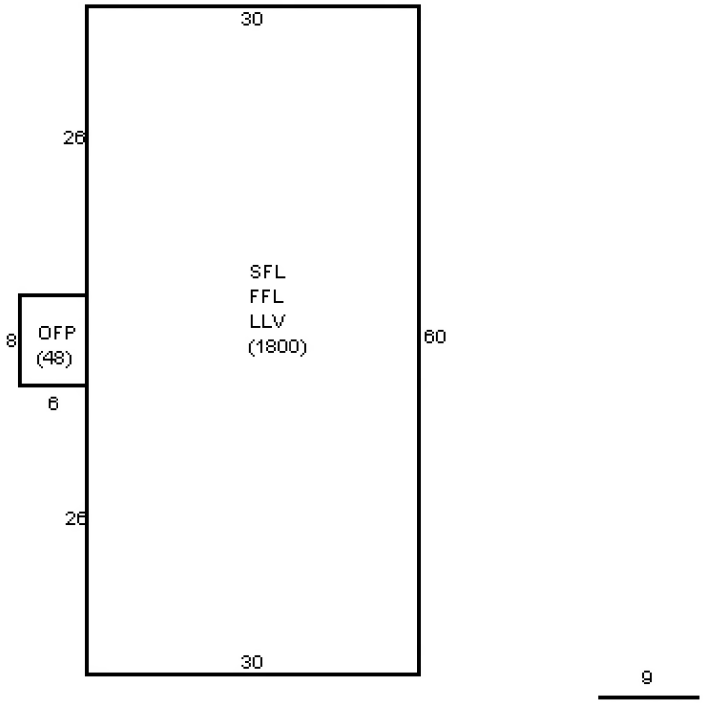
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
5	4	1	M
1	3	1	M
Totals			
6	23	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,800	132.870	239,174
LLV	Lower Level	1,800	100.150	180,278
SFL	Second Floor	1,800	132.870	239,174
OFP	Open Porch	48	44.350	2,129

Net Sketched Area:	5,448	Total:	660,755
Size Ad	3600	Gross Are	5448	FinArea	5220
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.87
Special Features:	0	Val/Su Net:	118.89
Final Total:	647700	Val/Su SzAd	179.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	64	A	AV	2002	0.00	T	13.6	111						
85	Paving	D	Y	1	1000	A	FR	1980	4.00	T	39	111			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400